

Please Note: This report was completed with the following assumptions: Market Approach: **Fair Market Price** , Marketing Time: **Typical** . Important additional information relating to this report, including use and restrictions, is contained in an attached addendum which is an integral part of this report.

Address	1401 Shiloh Way Nw, Kennesaw, GA 30144	Order ID	8603490	Property ID	33870422
Inspection Date	02/03/2023	Date of Report	02/06/2023		
Loan Number	46593	APN	20009202750		
Borrower Name	Champery Rental REO LLC	County	Cobb		

Tracking IDs					
Order Tracking ID	02.01.23 BPO Citi-CS Update	Tracking ID 1	02.01.23 BPO Citi-CS Update		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		
Owner	CHAMPERY RENTAL REO LLC	Condition Comments
R. E. Taxes	\$2,314	Property has normal wear and tear
Assessed Value	\$58,056	
Zoning Classification	Residential	
Property Type	Condo	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$0	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$0	
HOA	Shiloh Plantation	
Association Fees	\$55 / Month (Landscaping)	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data		
Location Type	Suburban	Neighborhood Comments
Local Economy	Stable	Property is part of a townhome community with like condition properties.
Sales Prices in this Neighborhood	Low: \$204200 High: \$467800	
Market for this type of property	Remained Stable for the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	1401 Shiloh Way Nw	1126 Shiloh Ln Nw	1871 Grant Ct Nw	1145 Country Club Pl Nw
City, State	Kennesaw, GA	Kennesaw, GA	Kennesaw, GA	Kennesaw, GA
Zip Code	30144	30144	30144	30144
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.08 ¹	0.46 ¹	0.53 ¹
Property Type	Condo	SFR	SFR	SFR
Original List Price \$	\$	\$275,000	\$250,000	\$289,000
List Price \$	--	\$249,900	\$250,000	\$289,000
Original List Date		12/15/2022	12/01/2022	01/14/2023
DOM · Cumulative DOM	-- · --	50 · 53	64 · 67	20 · 23
Age (# of years)	29	38	38	37
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Condo Floor Number	2	2	2	2
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	2 Stories Townhouse	2 Stories Townhouse	2 Stories Townhouse	2 Stories Townhouse
# Units	1	1	1	1
Living Sq. Feet	1,164	1,387	1,162	1,678
Bdrm · Bths · ½ Bths	2 · 2 · 1	2 · 2 · 1	2 · 1 · 1	3 · 2 · 1
Total Room #	5	5	4	6
Garage (Style/Stalls)	None	None	None	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.09 acres	0.06 acres	0.17 acres	0.06 acres
Other	--	--	--	--

* Listing 1 is the most comparable listing to the subject.

¹ Comp's "Miles to Subject" was calculated by the system.

² Comp's "Miles to Subject" provided by Real Estate Professional.

³ Subject \$/ft based upon as-is sale price.

Current Listings - Cont.

Listing Comments Why the comparable listing is superior or inferior to the subject.

- Listing 1** Are you that first time home buyer looking for an affordable home in a desirable location? Well you have found the right home! located in Kennesaw, Georgia literally three mins off of I-75 on the Wade Green exit sits a quiet community of beautiful and very spacious townhomes with great access to everything the city of Kennesaw has to offer. Only minutes away from over a hundred restaurants and the Kennesaw mall, this location puts you right in the middle of the action. Also being within very close proximity to I-75 this puts you within minutes of the world famous water park Six Flags White Water Over Georgia. The owner is very motivated so hurry and take advantage of this very rare opportunity!!
- Listing 2** Hard-to-find fee-simple Townhome in the heart of Kennesaw. Walking distance to downtown Kennesaw's many activities, restaurants, and shops and less than one mile to I-75. End-unit with large yard features updated cabinets and vanities, Luxury Vinyl Floors, plumbing fixtures, paint and more. Large Den with fireplace and 2 large bedrooms with updated, shared bathroom. Quiet neighborhood is very nearby to KSU, lots of shopping and dining choices at Town Center, Kennesaw Mountain and much more. Excellent rental income potential or great first home. Currently rented and the tenant lease contract may transfer with the property
- Listing 3** Calling all investors! NO HOA & NO rental restrictions! New Tenant standing by for 2year rental at \$1,900 per month. Awesome rehabbed fee simple townhome near KSU! Wood laminate floors on main, large living room w/FP, granite kitchen with fridge & microwave. Half bath w/new granite vanity. Master on main w/walk-in closet, big bath w/soaking tub/shower & double sink vanity. Upstairs 2 big bedrooms (each w/walk-in closet) sharing Jack and Jill bath w/tub/shower. Laundry closet upstairs. Private deck overlooking fenced yard. Owner getting new carpeting & paint for tenant. It is walking distance to Pinetree Country Club and 2.1 miles from KSU campus

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	1401 Shiloh Way Nw	2015 Jebbs Ct Nw	3526 Kennesaw Station Dr Nw	3517 Kennesaw Station Dr Nw
City, State	Kennesaw, GA	Kennesaw, GA	Kennesaw, GA	Kennesaw, GA
Zip Code	30144	30144	30144	30144
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.88 ¹	0.44 ¹	0.44 ¹
Property Type	Condo	SFR	SFR	SFR
Original List Price \$	--	\$249,900	\$250,000	\$260,000
List Price \$	--	\$249,900	\$250,000	\$260,000
Sale Price \$	--	\$250,000	\$250,000	\$259,350
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	08/10/2022	01/17/2023	01/20/2023
DOM · Cumulative DOM	-- · --	19 · 19	89 · 89	59 · 59
Age (# of years)	29	37	37	38
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Condo Floor Number	2	2	2	2
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	2 Stories Townhouse	2 Stories Townhouse	2 Stories Townhouse	2 Stories Townhouse
# Units	1	1	1	1
Living Sq. Feet	1,164	1,390	1,728	1,162
Bdrm · Bths · ½ Bths	2 · 2 · 1	3 · 2	2 · 2	2 · 2 · 1
Total Room #	5	5	4	5
Garage (Style/Stalls)	None	None	None	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.09 acres	0.11 acres	0.05 acres	0.08 acres
Other	--	--	--	--
Net Adjustment	--	-\$6,200	-\$20,650	-\$7,587
Adjusted Price	--	\$243,800	\$229,350	\$251,763

* Sold 3 is the most comparable sale to the subject.

¹ Comp's "Miles to Subject" was calculated by the system.

² Comp's "Miles to Subject" provided by Real Estate Professional.

³ Subject \$/ft based upon as-is sale price.

Recent Sales - Cont.

Reasons for Adjustments Why the comparable sale is superior or inferior to the subject.

- Sold 1** This one Owner well maintained 3BR 2BA end unit Townhome is a Must See. It is truly move in Ready. It offers the ability to have the primary Bedroom on the main level or up with a full en-suite bath. There is plenty of counter space in the cook's kitchen. The combo dining/Fam room has vaulted ceiling with skylights. There is an addtl spacious bedroom on the upper level. The backyard is leveled, private with beautiful landscaping. Easy Access to Major Highways, close to shopping and a short drive to KSU.
- Sold 2** The perfect location - Minutes from downtown Kennesaw, restaurants, and KSU. Perfect for first-time buyers or investors as an easy rental. No HOA. Home is move-in ready AND has a basement. Perfect roommate floor plan: each bedroom has its own full bathroom. Technically, you never have to interact with your roommate, if you don't want to. ;) But if you're the social type, hang out by the fireplace or gaze at the fall leaves on your deck. I recognize that I've overused the word 'perfect' but it really is! Location... perfect. Floor plan.... perfect. This listing... (I think you know what I'm going to say)... PERFECT! Floors, carpet, drywall, paint, bathroom vanities and mirrors, and deck boards replaced 2021. Water heater about 3 yrs old. Roof about 10 yrs old.
- Sold 3** Excellent location! Minutes from KSU, shopping, restaurants and downtown Kennesaw! Perfect for First time Buyers or investors for easy rental. Home is in a move in condition. End Unit, no one above you and no HOA or rental restrictions. No carpets to worry about, all laminate flooring, new water heater, new fireplace surround, new appliances, new siding for energy efficiency, Recently, new appliances, new AC and much more. Perfect roommate plan with enclosed porch. Won't last long!

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Property last on the market in 2021			
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months	0						
# of Sales in Previous 12 Months	0						
Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$249,900	\$249,900
Sales Price	\$249,900	\$249,900
30 Day Price	\$239,900	--
Comments Regarding Pricing Strategy		
Property is located in Kennesaw Ga. Area is sought after for its proximity to the interstates, Atlanta, KSU and Truist Park. Adjustments 25 SQFT GLA 3000 Bedroom 3000 Bathroom 2450 Half Bath		

Clear Capital Quality Assurance Comments Addendum

Reviewer's Notes	The broker's as-is conclusion reflects the market for the subject. Comps are within a reasonable distance, relatively current, and accurately reflect the subject's defining characteristics. Thus, the as-is conclusion appears to be adequately supported.
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Subject Photos



Front



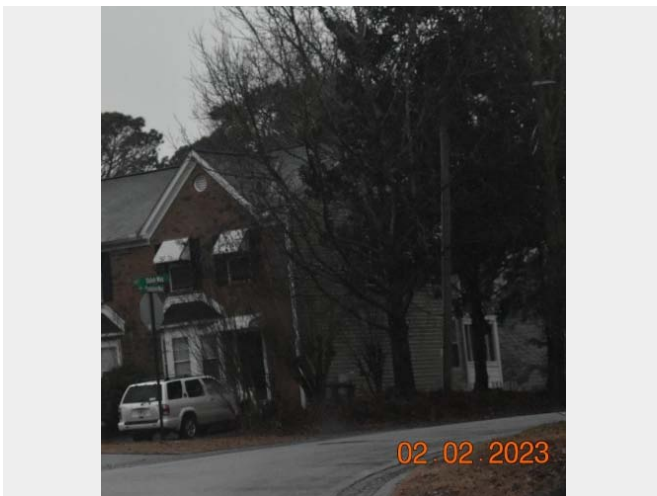
Address Verification



Address Verification



Side

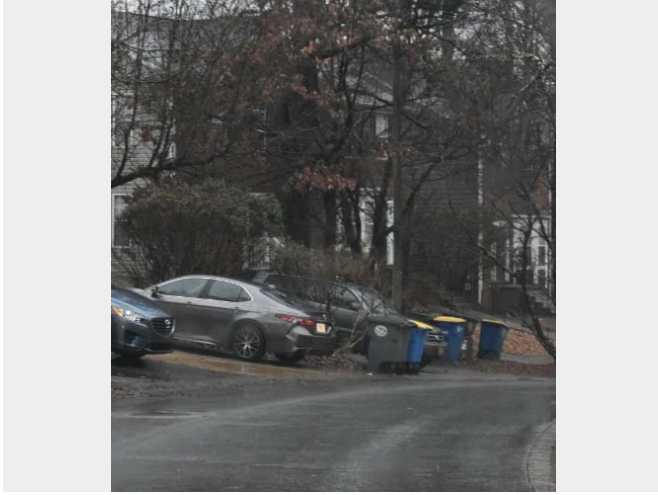


Side



Street

Subject Photos



Street

Listing Photos

L1 1126 Shiloh Ln NW
Kennesaw, GA 30144



Front

L2 1871 Grant Ct NW
Kennesaw, GA 30144



Front

L3 1145 Country Club Pl NW
Kennesaw, GA 30144



Front

Sales Photos

S1 2015 Jebs Ct NW
Kennesaw, GA 30144



Front

S2 3526 Kennesaw Station Dr NW
Kennesaw, GA 30144



Front

S3 3517 Kennesaw Station Dr NW
Kennesaw, GA 30144



Front

ClearMaps Addendum

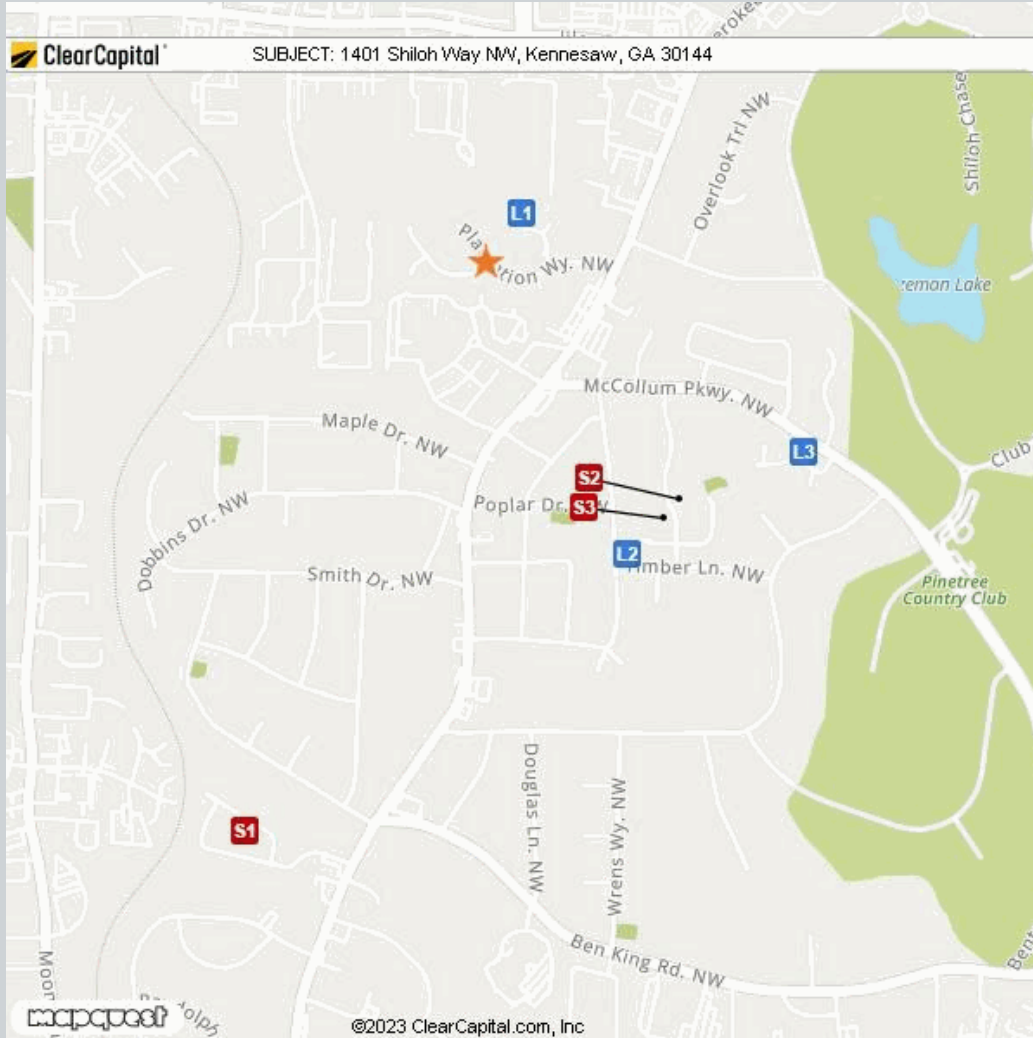
Address ★ 1401 Shiloh Way Nw, Kennesaw, GA 30144

Loan Number 46593

Suggested List \$249,900

Suggested Repaired \$249,900

Sale \$249,900



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1401 Shiloh Way Nw, Kennesaw, GA 30144	--	Parcel Match
L1 Listing 1	1126 Shiloh Ln Nw, Kennesaw, GA 30144	0.08 Miles ¹	Parcel Match
L2 Listing 2	1871 Grant Ct Nw, Kennesaw, GA 30144	0.46 Miles ¹	Parcel Match
L3 Listing 3	1145 Country Club Pl Nw, Kennesaw, GA 30144	0.53 Miles ¹	Parcel Match
S1 Sold 1	2015 Jebs Ct Nw, Kennesaw, GA 30144	0.88 Miles ¹	Parcel Match
S2 Sold 2	3526 Kennesaw Station Dr Nw, Kennesaw, GA 30144	0.44 Miles ¹	Parcel Match
S3 Sold 3	3517 Kennesaw Station Dr Nw, Kennesaw, GA 30144	0.44 Miles ¹	Parcel Match

¹ The Comparable "Distance from Subject" value has been calculated by the Clear Capital system.

² The Comparable "Distance from Subject" value has been provided by the Real Estate Professional.

Addendum: Report Purpose

Market Approach and Market Time

The Market Approach of this report, as established by the customer, is: **Fair Market Price**. (See definition below.)

The Marketing Time as specified by the customer is **Typical**. (See definition below.)

Definitions:

Fair Market Price

A price at which the property would sell between a willing buyer and a willing seller neither being compelled by undue pressure and both having reasonable knowledge of relevant facts.

Distressed Price

A price at which the property would sell between a willing buyer and a seller acting under duress.

Marketing Time

The amount of time the property is exposed to a pool of prospective buyers before going into contract. The customer either specifies the number of days, requests a marketing time that is typical to the subject's market area and/or requests an abbreviated marketing time.

Typical for Local Market

The estimated time required to adequately expose the subject property to the market resulting in a contract of sale.

Addendum: Report Purpose - cont.

Report Instructions

This section shows the instructions that were approved by the customer and provided to the broker prior to completing the report.

Instructions last updated: 7/17/2017

Purpose:

Please determine a fair market price for this property at which it would sell in a typical marketing time for the area.

Customer Specific Requests:

If the property is commercial or mixed use, please stop and contact Clear Capital as soon as possible

Form Help:

There are blue question marks (?) throughout this form. These are designed to offer guidance for that particular section of the form. Please click on them for help.

Comparable Requirements:

1. Please use fair market comps from the same neighborhood, block or subdivision whenever possible.
2. Please only use REO comparables if the market is driven by REOs and they are comparable in characteristics and condition.
3. Please use comps that have closed in the past 3 months to show the current market conditions or comment in the report if this is not possible. In rapidly changing markets, active listing comps should be given equal or greater weight than sold comps in your analysis.

Standard Instructions:

1. Clear Capital Code Of Conduct - Please make sure that you are always abiding by the Clear Capital Code of Conduct when completing valuation reports.
2. If the subject is currently listed, please consider all available information pertaining to the subject's condition. This information should be utilized when developing the assumption of the subject's condition.
3. Use the subject characteristics provided in the report Grid (if preloaded) to evaluate the property. This information is from a full interior appraisal and is assumed to be most accurate. If your inspection reveals obvious inaccuracies, please explain in the narrative of the report.
4. Include sufficient detail to help our mutual customer gain a complete understanding of the subject's neighborhood such as neighborhood desirability, amenities, parks, schools, commercial or industrial influences, REO activity, traffic, board-up-homes, etc.
5. Do not approach occupants or owners.
6. If the subject is a Commercial property, contact Clear Capital immediately at 530-582-5011 for direction on how to proceed with the report.
7. Please do not accept if you or your office has completed a report on this property in the last month, are currently listing this property, or have any vested interest in the subject property.
8. Clear Capital does not allow any log ins from IP addresses from foreign countries. This includes, but is not limited to; data entry services, form completion services, etc. Also, it is against Clear Capital code of conduct to share your password with anyone who is not a W2 employee in your office.
9. Clear Capital and our mutual customers greatly appreciate your expertise. If you cannot personally inspect the property, select comparables, and determine a price for the subject, please do not accept this report. Per the standards and guidelines adopted by Clear Capital and other industry leaders, the use of assistants to complete any of the aforementioned tasks is not permitted.

Report Instructions - cont.

Due to the importance of an independent opinion of price, please do not discuss your price with anyone or be influenced by list price, pending offers, accept comp packets, repair estimates or the listing agent's opinion.

1. One current, original photo of the front of the subject 2. One address verification photo 3. One street scene photo looking down the street 4. MLS listing and sold comp photos required, please comment if no MLS.

Broker Information

Broker Name	Daniel Geiman	Company/Brokerage	Exp realty llc
License No	380873	Address	2242 Major Loring Way SW Marietta GA 30064
License Expiration	07/31/2025	License State	GA
Phone	6787613425	Email	Daniel.geiman@exprealty.com
Broker Distance to Subject	8.51 miles	Date Signed	02/06/2023

By confirming the above contact and real estate license information and submitting the report, the above signed hereby certifies and agrees that: 1) I personally took the pictures, selected comparables, and determined the price conclusion. 2) To the best of my knowledge, the statements of fact contained in this report are true and correct. 3) The reported analyses, opinions, and conclusions are my personal, impartial, and unbiased professional analyses, opinions, and conclusions. 4) I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved. 5) I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment. 6) My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined price point. 7) I did not base, either partially or completely, my analysis and/or opinion and conclusions in this report on race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law. 8) I maintain errors and omissions insurance, to the extent required by state law, for all liability associated with the preparation of this Report.

Disclaimer

This document is not an appraisal as defined by USPAP (Uniform Standards of Professional Appraisal Practice). It is not to be construed as an appraisal and may not be used as such for any purpose.

Unless otherwise specifically agreed to in writing:

The intended purpose of this report is to assist the Clear Capital account holder in making decisions within the scope of applicable statutory and regulatory requirements and performing required due diligence. This document is provided solely for the use of the Clear Capital account holder and not any other party, is not intended as any guarantee of value and/or condition of the subject property and should not be relied on as such. In the event that this document is found to be defective, incorrect, negligently prepared or unfit for its authorized use, Clear Capital's sole liability shall be to promptly refund the total fee expended by the account holder for this report or to replace it at no charge to the account holder, but in no event shall Clear Capital be responsible to the account holder for any indirect or consequential damages whatsoever. This warranty is in lieu of all other warranties, express or implied, except where otherwise required by law. The account holder shall notify Clear Capital within thirty (30) days of this report's delivery to the account holder if it believes that this document is defective, incorrect, negligently prepared or unfit for its authorized use. Under no circumstances may Clear Capital forms or their contents be published, copied, replicated, or mimicked.